

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0150 – 1804/1806/1808 W 6th St Rezoning

DISTRICT: 9

ZONING FROM: SF-3-NP

TO: LO-MU-NP

ADDRESS: 1804, 1806, and 1808 W 6th Street

SITE AREA: 0.681 acres (29,619 square feet)

OWNER: Syllabus Partners LLC (James Lindsey), Vairea Partners (Peter Pfeiffer)

APPLICANT: Syllabus Partners LLC (James Lindsey)

CASE MANAGER: Scott Grantham (512-974-3574, scott.grantham@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends Neighborhood Office -Mixed Use - Neighborhood Plan (NO-MU-NP) combining district zoning. *For a summary of the basis of staff's recommendation, see page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 14, 2019 Scheduled for Planning Commission

CITY COUNCIL ACTION:

June 6, 2019 Scheduled for City Council

ORDINANCE NUMBER:

ISSUES:

There are two property owners in this zoning case – James Lindsey of Syllabus Partners owns 1806 and 1808 and Peter Pfeiffer owns 1804. The owners have made a joint request for a rezoning to LO-MU-NP, and Mr. Lindsey is serving as the agent.

Currently a stacked duplex, 1804 is proposed to remain structurally the same as it is today, and Mr. Pfeiffer would like to allow for an office within the existing building. For the 1806 and 1808 property, the conceptual plan is to remove the existing structures and build a mixed use development with 4,000 square feet of office, and six residential units with a total of 10,000 square feet. The proposed LO-MU-NP zoning would accommodate both the uses and development standards in the concept plan.

The property is situated at the far end of West 6th Street, at the beginning of the access road to Mopac, as well as a one-way street called Theresa Avenue, which forks off from the Mopac access road and heads north. To the north of the subject property is an alleyway which runs between Theresa and Patterson Avenue, providing rear access to the lots which front on those respective streets.

West 6th Street in this location is a TxDOT roadway; access to 6th Street and Theresa Avenue requires approval from the TxDOT. The applicants commissioned an access study, which contains certain assumptions about future development of the site which are non-binding. (See Exhibit D, access study). The study was evaluated by TxDOT, and the reviewer determined that access to 6th Street and Theresa Avenue may be allowed at the time of the site plan application with restrictions and conditions. Sight distance and spacing will be analyzed at the time of the site plan application and the type of access may result in right-in/right-out and/or one-way driveways based on the analysis (See transportation comments).

In early 2018, Mr. Lindsey began speaking to neighbors and gathering information about what would be needed to redevelop the site. He met with the Old West Austin Neighborhood Association (OWANA), and with their zoning committee. At a later date, he sent another agent to meet with OWANA again and discuss the case.

However, some immediate neighbors have made known their opposition and signed a petition which states: “The [neighbors] want to maintain a sense of neighborhood and this rezoning request does not promote residential use. Office space and/or mix[ed] use are not desired.” It has been verified as a valid petition, signed by owners of 21.83 % of the land area within 200 feet of the subject property. (See Exhibit F, petition)

CASE MANAGER COMMENTS:

The subject property is currently zoned SF-3-NP consists of two lots – 1804 is on its own lot; 1806 and 1808 share a lot. 1804 is the site of a stacked duplex with an upstairs and a downstairs unit. On the 1806 and 1808 lot are two single family structures and one accessory dwelling unit – a converted carriage house. The applicant has stated that all three structures

are in relatively poor condition; and demolition permits have been granted by the Historic Landmark Commission. In addition, a land status determination has been granted for 1806 and 1808, which will exempt the property from additional subdivision requirements.

The property is situated on the far western end of W 6th Street as it curves northward and turns into the Mopac service road. Also at this junction is a one-way street called Theresa Avenue which forks to the east of the Mopac service road.

North of the property along Theresa Avenue are a row of SF-3 zoned lots with single family houses. To the northeast is an alley which runs northwest to southeast, then cuts east just past the property. Generally to the northeast is the Old West Austin neighborhood which has mostly SF-3 zoning and single family homes. Directly east of the property are properties zoned LO-NP and GR-NP on which offices are situated. Further to the east along W. 6th Street are more NO and LO zoned properties with offices. South of W. 6th Street is the Lake Austin Commons Planned Unit Development (PUD) which has retail shops and structured parking.

The property is not in the flood plain. There is a slight topography on the site, generally sloping down from north to south.

BASIS OF RECOMMENDATION:

Staff recommends Neighborhood Office – Mixed Use – Neighborhood Plan (NO-MU-NP) combining district zoning.

The staff recommendation was carefully considered – although the neighborhood plan calls for an NO base zone, there are already several LO base zones along W. 6th Street, among other commercial zoning categories. Staff ultimately supported the NO base zone for the reasons listed below.

The first basis of the recommendation is that rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission. In the Old West Austin Neighborhood Plan, the property is located in the North 6th Street District, which has the following recommendation: “If zoned SF-3, allow rezoning to NO-MU-CO...” Although the Conditional Overlay has several prescriptive elements which may be considered, the recommendation to rezone to Neighborhood Office (NO) is clear in the neighborhood plan.

The second basis is that zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities. A rezoning to NO-MU would create a transition from the adjacent LO property and others along W 6th Street to the more residential, SF-3 zoned properties to the north.

The third basis is that zoning changes should promote compatibility with adjacent and nearby uses. Per the City of Austin zoning guide, “Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through

renovation and modernization of existing structures.” Although the existing structures on the 1806 and 1808 property may not be saved, the concept is that future structures would be similar in scale to the original structures, and be compatible with the neighborhood to the north.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3-NP	Single Family and accessory structures
North	SF-3-NP	Single Family
South	Mopac Service Road, W 6 th Street	Mopac Service Road, W 6 th Street
East	LO-NP, GR-NP, alley	Office, alley
West	Theresa Ave, Mopac Service Road	Theresa Ave, Mopac Service Road

NEIGHBORHOOD PLANNING AREA: Old West Austin

TIA: Not required

WATERSHED: Johnson Creek

OVERLAYS: National Register of Historic Districts, Scenic Roadways

SCHOOLS: Matthews Elementary, O Henry Middle School, Austin High School

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Old West Austin Neighborhood Assn
 Old West Austin Neighborhood Plan
 Contact

Preservation Austin
 Save Barton Creek Assn
 Seltexas
 Shoal Creek Conservancy
 Sierra Club, Austin Regional Group
 Tarrytown Neighborhood Association
 TNR BCP - Travis County Natural
 Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0112	Old West Austin Neighborhood Plan Combining District	08-14-02 – Apvd NP	09-26-02 – Apvd NP, and related zoning changes
C14-05-0025 1706 & 1708 W. 6th Street-City Initiated	NO-MU-CO-NP	05-24-05 – Apvd NO-MU-CO-NP with conditions	01-12-06 – Apvd NO-MU-CO-NP; CO limits trips per day, prohibits alley access for non-residential uses, and limits square footage for office

RELATED CASES:

The property is part of the Old West Austin Neighborhood Plan Combining District. The neighborhood plan was approved in 2002; the subject property is not called out specifically in the plan.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
W 6 th St	70 feet	30ft	Arterial	Yes	Yes, wide curb lane	Route 663
Theresa Ave	50 feet	30ft	Local	No	No	Yes
MOPAC (ramp)	900 feet	25 feet (adjacent ramp)	Freeway/Parkway	No	Yes, shared lane	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

This zoning case is located on the northeast corner of W. 6th Street, which forks into a Mopac expressway ramp and Theresa Avenue. The property is made up of two lots, which total approximately 0.68 acres in size when combined. The lots contains two large houses (built in the 1920s), a duplex and an ADU. This case is located within the boundaries of the Old West Austin Neighborhood Planning Area. Surrounding land uses includes single family houses to the north; the Mopac super cloverleaf and an office building/parking garage to the south; the Mopac super cloverleaf to the west and Lake Austin Park; and office uses to the east. The proposed use is to demolish the existing housing and construct ten residential units and some office uses.

Connectivity

Public sidewalks are along W. 6th Street. A CapMetro Transit stop is located 750 ft. east of this property. A bike lane is located on one side of W. 6th Street. There is the Johnson Creek Greenbelt urban trail located under Mopac Expressway. The Walkscore for this property is **77/100, Very Walkable**, meaning most errands can be accomplished on foot. Analyzing the area, while there are sidewalks, urban trails and public transit in the area, the amount of car traffic adjacent to the on-ramp of Mopac does not make this an ideal place to walk or bike around especially since W. 6th Street acts as a major arterial road to both Mopac and the neighborhood along Lake Austin Blvd.

Old West Austin Neighborhood Plan

The Old West Austin Neighborhood Plan (OWANP) is one of the few neighborhood plans that does not have a Future Land Use Map. The following OWANP text and policies are applicable to this case:

OWANP vision, from pg. 11 of the plan: An excerpt: *“The Old West Austin Neighborhood Planning Team seeks to maintain the neighborhood's diversity of residents, incomes, and housing types ... Maintaining diversity will mean finding ways to promote construction of moderately-priced housing. To this end, the Neighborhood Planning Team recommends allowing compatible infill development within the neighborhood (new garage apartments and second units, and the use of existing small lots).*

From pg. 12 of the OWANP, which lists of neighborhood plan goals for this planning area, with the top goal being *‘1.) Encourage mixed uses’* (p 12.).

From pg. 13 of the OWANP, Critical Development Issues: Zoning and land use issues. Commercial intrusion into the residential areas of the neighborhood is a concern. Zoning enforcement of businesses in residential areas operating in violation of the Home Occupation Ordinance is also an issue. In developing the plan, the neighborhood sought to develop appropriate infill standards to protect the residential and historical character of the neighborhood.

Goal 1 - Encourage Mixed Uses (p. 23)

TEXT: The neighborhood planning team has identified "neighborhood-friendly" commercial areas where office, retail, and residences can be mixed vertically and horizontally. These areas include West 5th and 6th Streets between Lamar and Mopac, Lamar Boulevard between Town Lake and Enfield, and those properties that already have commercial zoning on the central commercial service corridor on West Lynn from 10th to 13th Streets ("Downtown Clarksville") (p 23)

Goal 2 - Protect the Character of the Neighborhood (pgs 24 and 27)

Obj 2.1 – Encourage commercial uses that support the neighborhood.

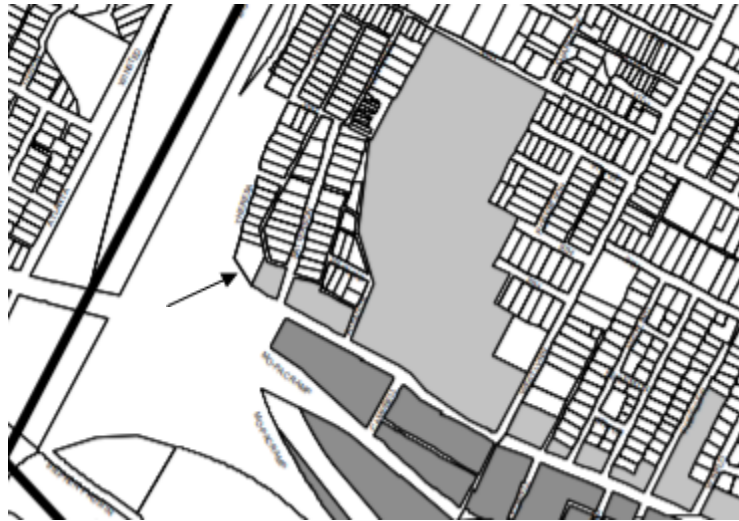
Obj 2.2 – Protect current pattern of single family uses in neighborhood.

Goal 3 – Maintain Social and Economic Diversity of Residents (p 28)

Obj. 3.1 - Provide Additional Moderately-Priced Housing

North 6th Street District: From pg. 31 of the OWANP: **In the North 6th Street District** (lots along the north side of 6th Street): No zoning changes to a more permissive category. *(the property is located partially within the North 6th St District – see map below)*

- Exceptions: **If zoned SF-3, allow rezoning to NO-MU-CO, where the CO is: fewer than 40 trips/day, business access through alley is prohibited (though residential access through alley is acceptable), business access through a street with minimum of width of 36' is required, and there shall be a 10' vegetative buffer or a 6' masonry fence that separates the business use (including parking) and adjacent residential property. Owner occupied is encouraged.**
- Existing properties with MF zoning or an MF use on the north side of 6th St. may be rezoned / re-developed to include a commercial component consistent with this plan (a square footage ratio of 3:1, residential to commercial). Any redevelopment must not negatively impact surrounding residences, considering factors including but not limited to height, traffic, visual character, and other compatibility concerns.
- Rezoning of commercially zoned properties that do not change the base district but add mixed use should be permitted, if the existing building and character are maintained. Preservation of existing single-house structures is strongly encouraged.



(The property is partially located in the North 6th St. District) – pg. 32

The OWANP appears to partially support mixed use development along the north side of W. 6th but only if the traffic count is below 40 trips per day, business access through alley is prohibited (though residential access through alley is acceptable), a 10' vegetative buffer or a 6' masonry fence that separates the business use (including parking), adjacent residential property commercial intrusion is kept to a minimum, and the existing building and character are maintained. The plan also highly encourages the preservation of the existing single family structures along W. 6th Street to maintain the historic and architectural integrity of this area of Austin.

Imagine Austin

This portion of W. 6th Street is located along an '**Activity Corridor**', as identified on the Imagine Austin's Growth Concept Map are characterized by a variety of activities and types of buildings located along the roadway, and are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances.

- **LUT P3.** Promote development in **compact centers, communities, or along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **HN P10.** Create **complete neighborhoods** across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on this project: (1) being located near existing office uses along W. 6th Street; (2) being partially supported by text, goals and objectives in the Old West Austin Neighborhood Plan that in certain instances supports mixed use along 6th Street but is not supportive of upzoning; and (3) being situated along a designated 'Activity Corridor', as identified on the Imagine Austin Growth Concept Map, which supports a mix of land uses, including office and residential, the proposed project appears to **partially support** the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Johnson Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along the northeast property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Transportation

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC 25-6-113]

A Neighborhood Traffic Analysis shall be required at the time of site plan if triggered per LDC 25-6-114.

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

Access to 6th Street and Theresa Avenue requires approval from the Texas Department of Transportation. Per TxDOT: TxDOT Traffic and NAAO have evaluated the proposed access study dated April 23, 2019 and we have determined that access to 6th Street and Theresa Avenue may be allowed at the time of the site plan application with restrictions and conditions. Sight distance and spacing will be analyzed at the time of the site plan application and the type of access may result in right-in/right-out and/or one-way driveways based on the analysis.

The curb and gutter along 6th Street is not proposed for relocation at this time.

Additional right-of-way maybe required at the time of subdivision and/or site plan.

Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

The Urban Trails Master Plan recommends a tier I urban trail along W 6th Street and MOPAC. Please review the Urban Trails Master Plan for more information. Aleksina Chapman, Urban Trails, Public Works Department may provide additional comments and requirements for right-of-way dedication and trail construction in accordance with LDC 25-6-55 and LDC 25-6-101. Update: The Johnson Creek Trail is existing so no additional

improvements are required at this time. Pedestrian safety improvements may be required at the time of the site plan application.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for W 6th Street. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information. Update: ROW dedication is not required for 6th Street. A pedestrian crossing is constructed across 6th Street; therefore, any new bicycle and sidewalk facilities should maintain and connect to the crossing. The crossing may need to be revised if a driveway or other improvements are proposed.

FYI – if access is taken through the adjacent alley, as recommended, alley reconstruction may be required, subject to Public Works approval.

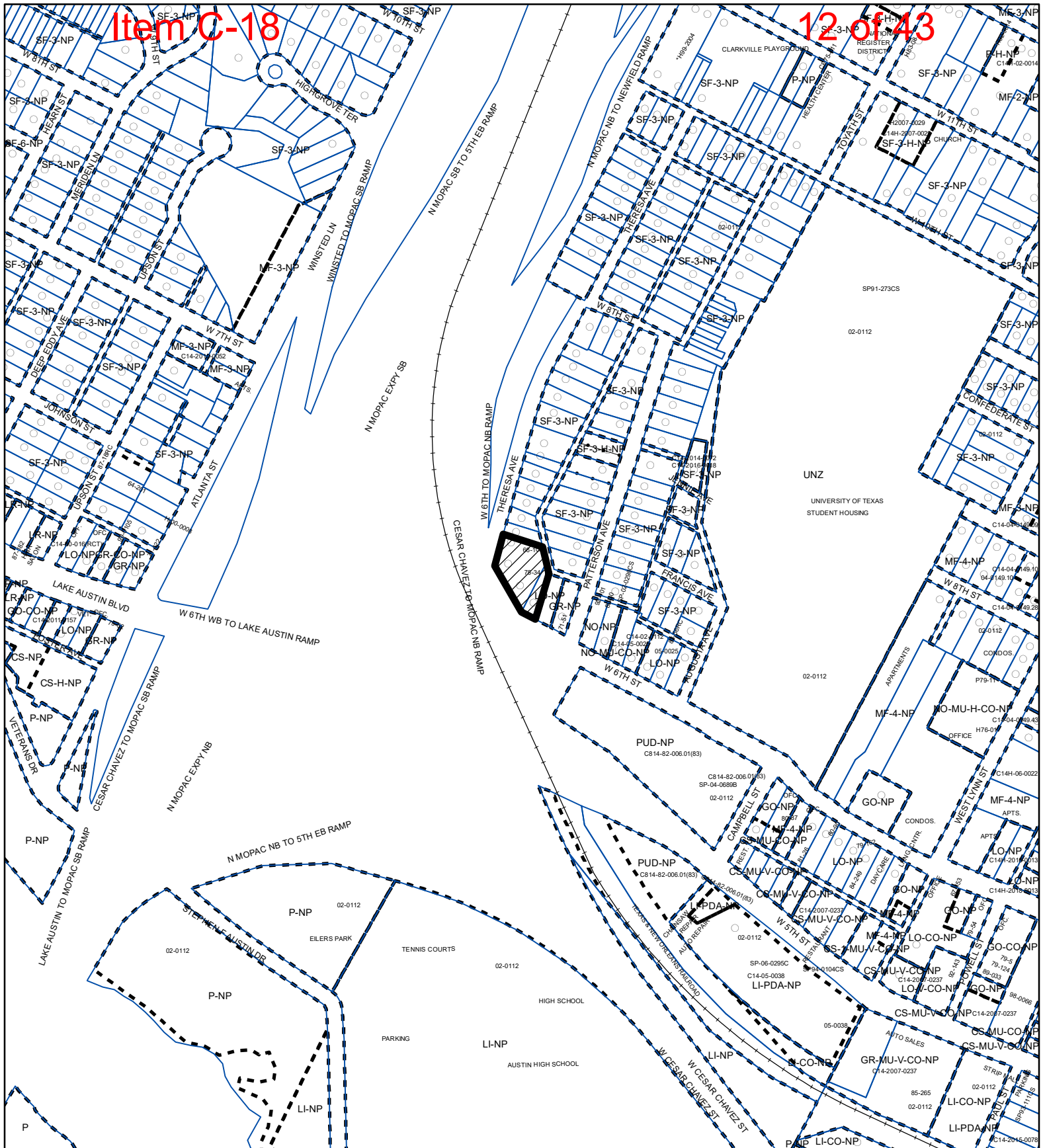
FYI – the existing driveways and sidewalks along 6th Street and Theresa Avenue will be required to be removed and/or reconstructed at the time of the site plan application in accordance with the Land Development Code and Transportation Criteria Manual.




Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for Austin Water utility tap permits.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Survey and Field Notes
- D. Access Study
- E. Correspondence with Interested Parties
- F. Petition



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2018-0150

EXHIBIT A

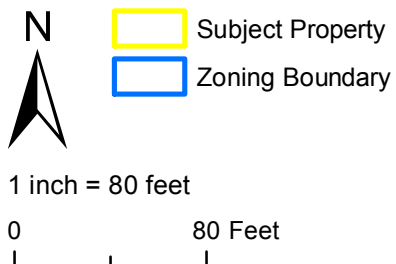
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 12/13/2018

1" = 400'



ZONING & VICINITY

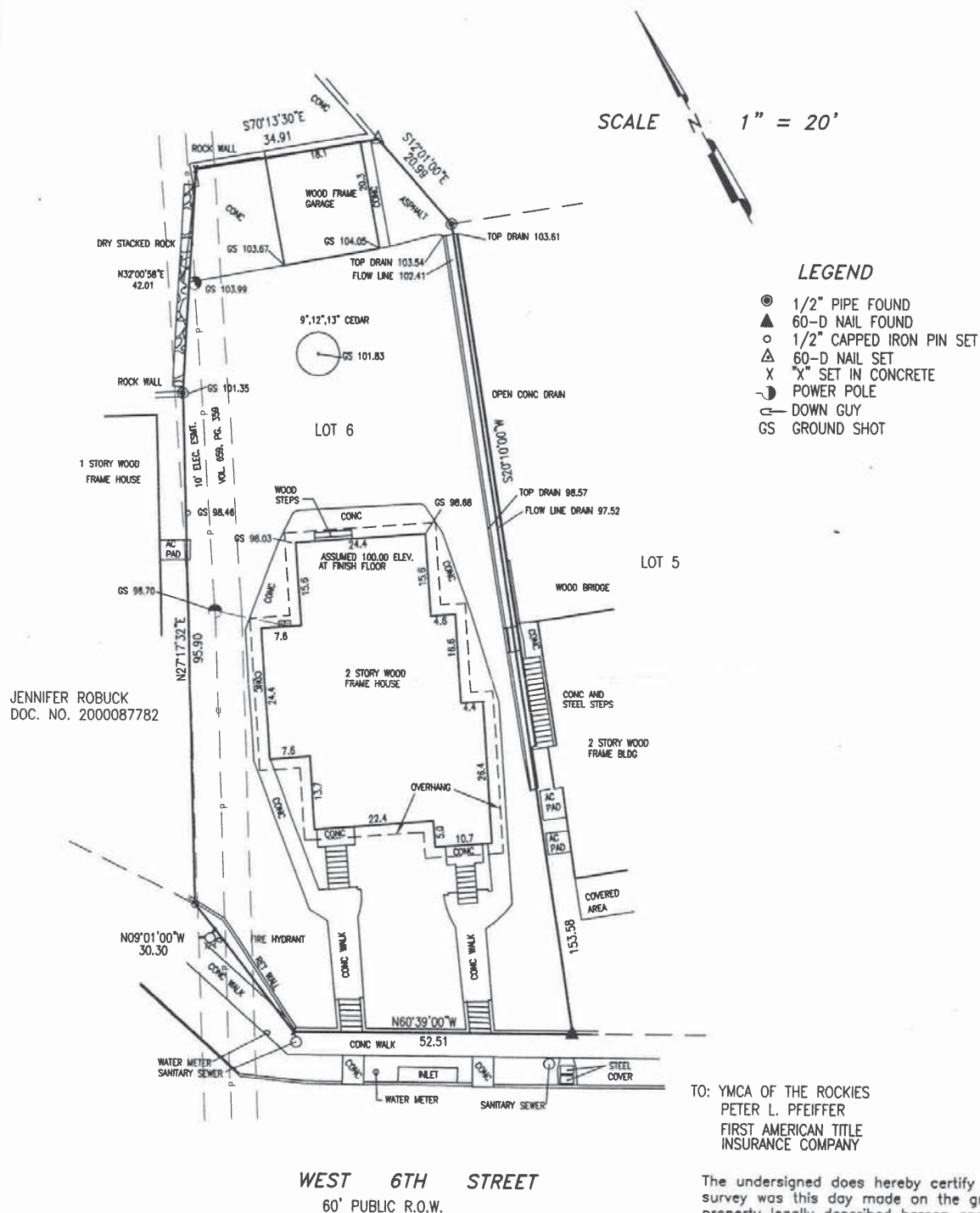
Zoning Case: C14-2018-0150
 Addresses: 1804, 1806, and 1808 W 6th Street
 Case Manager: Scott Grantham

This map has been produced for the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



EXHIBIT B

SURVEY PLAT OF A PORTION OF LOT 6,
WEST END HEIGHTS, ACCORDING TO THE
MAP OR PLAT RECORDED IN VOLUME 3,
PAGE 20 OF THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS, AND A PART OF THE GEORGE
W. SPEAR LEAGUE, IN TRAVIS COUNTY, TEXAS



TO: YMCA OF THE ROCKIES
PETER L. PFEIFFER
FIRST AMERICAN TITLE
INSURANCE COMPANY

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and that there are no visible discrepancies, deed line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has frontage on a public roadway, except as shown hereon.

To the Lien Holders and/or the owners of the premises surveyed:

The property described herein is not within the boundaries of the 100 Year Flood Plain as identified by the National Flood Insurance Program Flood Insurance Rate Map on Panel No. 48453C 0205E for the City of Austin, Travis County, Texas, dated June 16, 1993.

SURVEYED BY
ROY D. SMITH SURVEYOR

ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR
1214 WEST 5th STREET - SUITE
AUSTIN, TEXAS 78703
PHONE (512) 478 - 9821 JULY 12, 2004



FIELD NOTES
FOR

9536 SQUARE FEET OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE GEORGE W. SPEAR LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 6, WEST END HEIGHTS, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 20 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60-d nail found in a concrete wall at the Southeast corner of said Lot 6, being in the North r.o.w. line of West 6th Street for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE along the South line of said Lot 6, being along the North r.o.w. line of West 6th Street, N 60°39'00" W for a distance of 52.51 feet to an "x" set in concrete at the Southwest corner of said Lot 6;

THENCE continuing along the North r.o.w. line of West 6th Street, N 09°01'00" W for a distance of 30.30 feet to a ½ inch capped iron pin set at the Southeast corner of that certain tract of land conveyed to Jennifer Robuck by Document No. 2000087782 of the Official Public Records of Travis County, Texas, for the Southwest corner hereof;

THENCE along the Easterly line of said Robuck Tract, N 27°17'32" E for a distance of 95.90 feet to a ½ inch iron pipe found and N 32°00'58" E for a distance of 42.01 feet to an "x" set on a rock wall for the Northwest corner hereof;

THENCE continuing along the Easterly line of said Robuck Tract, S 70°13'30" E for a distance of 34.91 feet to a 60-d nail set in the North line of said Lot 6, being in the West line of a 20 foot wide alley for the Northeast corner hereof;

THENCE along the North line of said Lot 6, being along the West line of said alley, S 12°01'00" E for a distance of 20.99 feet to a ½ inch iron pipe found at the Northeast corner of said Lot 6;

THENCE along the East line of said Lot 6, S 20°10'00" W for a distance of 153.58 feet to the PLACE OF BEGINNING and containing 9536 square feet of land, more or less.

SURVEYED BY:

Roy D. Smith Surveyors, P.C.


ROY D. SMITHREGISTERED PROFESSIONAL SURVEYOR NO. 4094
July 12, 2004

Lot 6, West End Heights

CALCO SURVEYING

REG. # 10193978
TEL: 830-214-5109
FAX: 866-571-8323

SURVEY PLAT

2205 STONECREST PATH
NEW BRAUNFELS, TEXAS 78130
eddie@calcosurveying.com

JEREMY JOHN & JOHN FRANCIS KEARNS
DOC. NO. 2015204680

SCALE
1" = 40'

MAG ELV.
508.81'

THERESA AVENUE

WEST 6TH STREET

ONE-STORY WOOD HOUSE

TWO-STORY WOOD HOUSE

IRF ELV.
495.58'

VIREA PROPERTIES LTD
DOC. NO. 2004137887

LEGEND

- = IRON ROD FOUND
- ⊗ = MAG NAIL FOUND
- () = RECORD PER PLAT
- - - = WOOD FENCE
- - - = METAL FENCE
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- W/M = WATER METER
- A/C = AIR CONDITIONER
- G/M = GAS METER
- E/M = ELECTRIC METER
- ☼ = POWER POLE

TREE LIST:

NO.	TREE SPECIES	DIMENSION
101	PECAN	9.0"
102	PECAN	9.0"
103	ELM	10.0"
104	ELM	12.0"
105	ELM	11.0"
106	OAK	20.0"
107	LIVE OAK	42.0"
108	PECAN	11.0"
109	PECAN	15.0"
110	PECAN	11.0"
111	PECAN	8.0"
112	PECAN	9.0"
113	PECAN	17.0"
114	OAK	12.0"
115	CRAPPE MYRTLE	17.0"

EASEMENT TO CITY OF AUSTIN AS RECORDED IN VOLUME 408, PAGE 391, DEED RECORDS, TRAVIS COUNTY, TEXAS.
(DOES NOT AFFECT THIS TRACT EXCEPT AS TO BLANKET RIGHTS OF INGRESS/EGRESS)

LINE	BEARING	LENGTH
L1	S13°30'38"E	23.13'
L2	N72°45'35"W	35.87'
L3	S28°08'26"W	42.09'

ADDRESS: 1806 W. 6TH STREET, AUSTIN, TEXAS

LEGAL DESCRIPTION: A 0.467 ACRE TRACT OF LAND BEING A PART OF LOT 6, WEST END HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 20, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THOSE CERTAIN TRACTS OF LAND RECORDED IN DOCUMENT NO. 2016118577 AND 2016108238, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: SYLLABUS PARTNERS, LLC
TITLE CO: AUSTIN TITLE COMPANY
G.F.#: 2097517-AU27 EFF: DECEMBER 7, 2015 LENDER: N/A

PLAN No.: 2018-0492-ALL SURVEY DATE: JULY 31, 2018

STATE OF TEXAS REGISTERED PROFESSIONAL SURVEYOR GEORGE E. LUCAS 4160

FIELD NOTE DESCRIPTION FOR A 0.467 ACRE TRACT OF LAND:

BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE G. W. SPEAR SURVEY NUMBER 7, ABSTRACT NO. 697, AND BEING A PART OF LOT 6, WEST END HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 20, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO SYLLABUS PARTNERS, LLC FROM THE BANK OF NEW YORK, DATED JULY 13, 2016, RECORDED IN DOCUMENT NO. 2016118577, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (HEREIN AFTER REFERED TO AS "TRACT 1", AND ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO SYLLABUS PARTNERS, LLC FROM JENNIFER ROBUCK, DATED JULY 09, 2018, RECORDED IN DOCUMENT NO. 2018108238, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (HEREIN AFTER REFERED TO AS "TRACT 2", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found in the east right of way line of Theresa Avenue, for the Southwest corner of that certain tract of land conveyed to Jeremy John Kearns and John Francis Kearns from John P. Urban, III, dated December 29, 2015, recorded in Document No. 2015204680, Official Public Records of Travis County, Texas, for the Northwest corner of said "Tract 2", and for the Northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE with the south line of the said Kearns tract and the north line of said "Tract 1", South 74°35'46" East, a distance of 131.75 feet to an iron rod found in the west line of a twenty (20') alley, for the Southeast corner of the said Kearns tract, for the Northeast corner of said "Tract 2", and for the Northeast corner of this tract;

THENCE with the west line of said alley and the east line of said "Tract 1", the following two (2) courses:

1. South 14°20'56" East, a distance of 53.24 feet to an iron rod found, for an angle corner of this tract;
2. South 13°30'36" East, a distance of 23.13 feet to an iron rod found, for an angle corner of that certain tract of land conveyed to Vairea Properties, Ltd, recorded in Document No. 2004137887, Official Public Records of Travis County, Texas, for an exterior corner of said "Tract 1", and for an exterior corner of this tract;

THENCE with the north line of the said Vairea Properties tract being common to "Tract 1", North 72°45'35" West, a distance of 35.67 feet to an iron rod found, for the Northeast corner of said "Tract 2", for the Northwest corner of the said Vairea Properties tract, and for an interior corner of this tract;

THENCE with the west line of the said Vairea Properties tract and the east line of said "Tract 2", the following two (2) courses:

1. South 28°08'26" West, a distance of 42.09 feet to an iron rod found, for an angle corner of this tract;
2. South 24°48'00" West, a distance of 95.90 feet to an iron rod found in the east right of way line of West 6th Street, for the Southwest corner of the said Vairea



Access Study

1808 W. 6th Street

Austin, Texas

April 23, 2019

Access Study

1808 W. 6th Street

Austin, Texas
April 23, 2019

Prepared for

Syllabus Partners, LLC

Prepared by

HDR Engineering, Inc.

Texas P.E. Firm Registration No. F-754

504 Lavaca Street, Suite 900

Austin, Texas 78701 USA

Telephone 512 904-3700

Website: hdrinc.com



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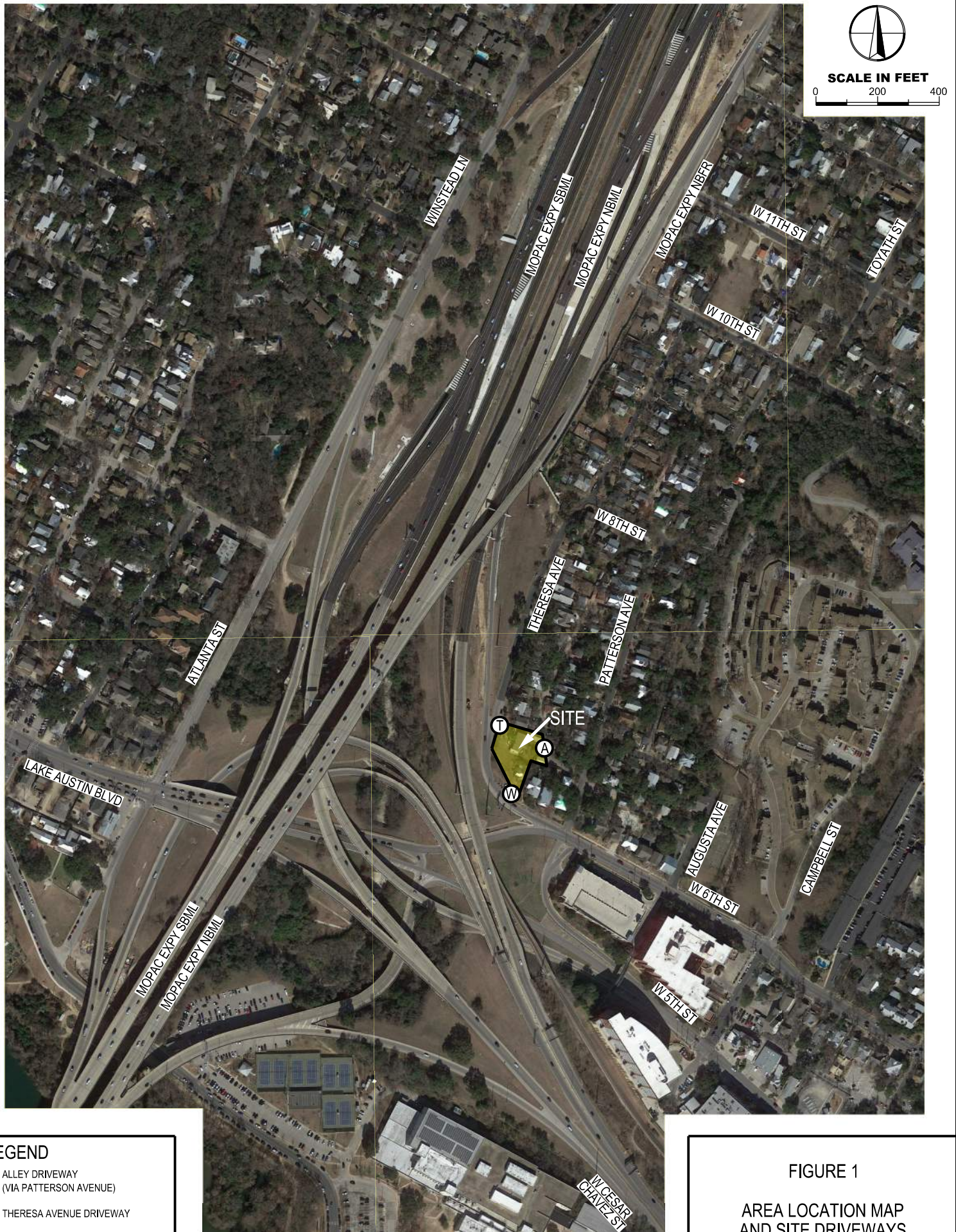
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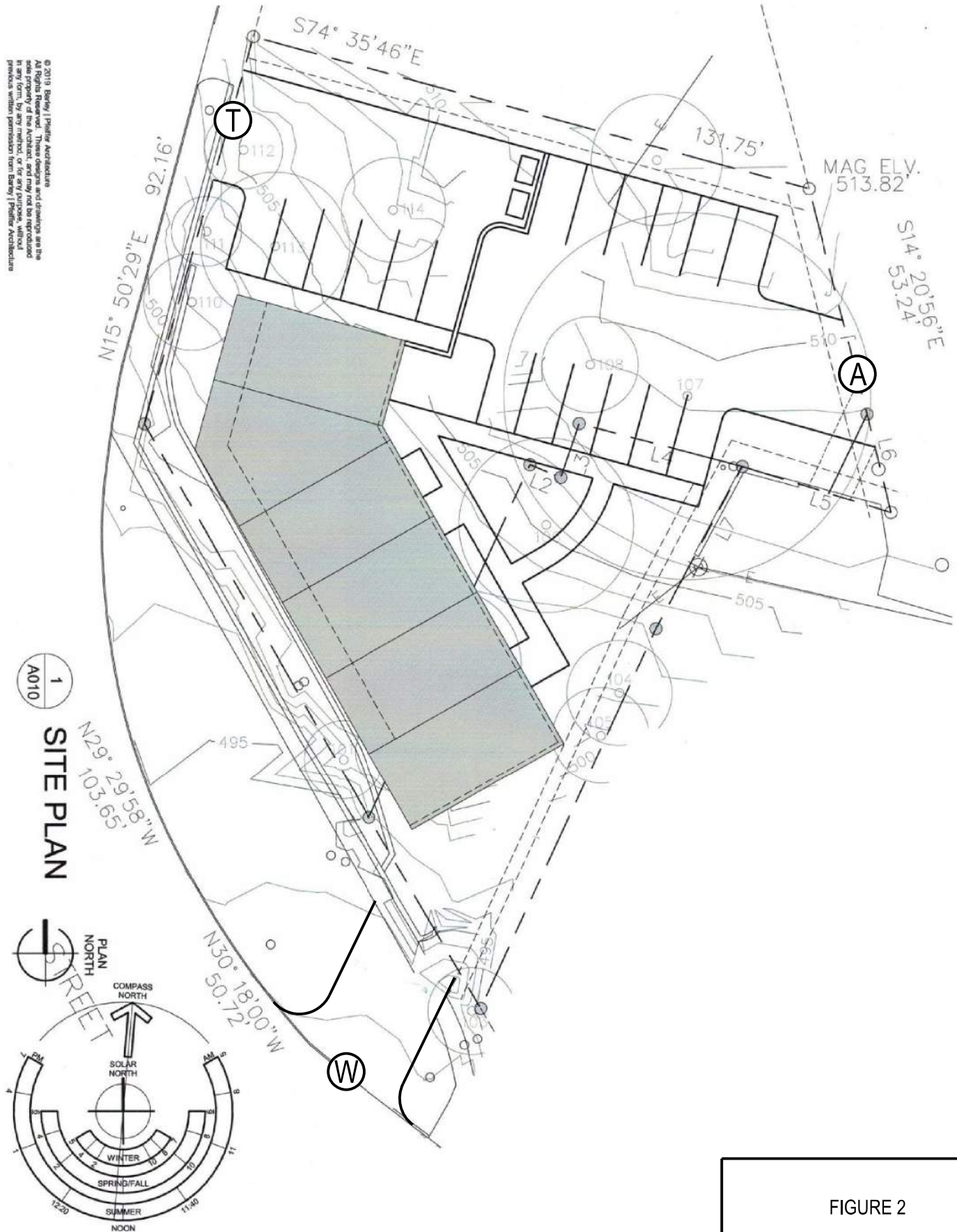
Introduction

The 1808 W. 6th Street development is located to the northeast of W. 6th Street and Theresa Avenue in Austin, Texas as shown in Figure 1. The proposed development will consist of six (6) units of multifamily housing (low-rise) and 4,020 square feet of office space. This study evaluates options to address access concerns in accordance with City of Austin and TxDOT requirements.

Site and Access Characteristics

Access to the site is provided via two (2) existing driveways: one located on W. 6th Street (Driveway W) and one located on Theresa Avenue (Driveway T), as shown in Figure 1. Additional access to the site is provided via an alley accessing Patterson Avenue (Driveway A). The conceptual site plan, as shown in Figure 2, relocates Driveway T approximately 10 feet to the south and alters its configuration to provide right-in, right-out access. Driveway W is proposed to be widened to allow both entering and exiting movements and maintain right-in, right-out access.





Sight Distance Study

As part of the driveway permitting process, TxDOT has requested a review of the sight distance at site driveways, as established by the American Association of State Highway and Transportation Officials (AASHTO). AASHTO guidelines state that for West 6th Street and Theresa Avenue, roadways with 30 mile-per-hour posted speed limits, a stopped vehicle making a right-turn from either driveway should have a clear view of approaching vehicles at a distance of 290' from the driveway (Ref. 1). The turning driver's line-of-sight should be measured from at least 14.5', and preferably 18', away from the edge of traveled way. The driver's eye height at the driveway and the height of the approaching vehicle on should both be measured at a height of 3.5' from the ground.

Existing Driveways

HDR conducted a field review on Thursday, March 7, 2019, to document the available sight distance at the existing site driveways. Driveway T has approximately 300 feet of sight distance available, which satisfies the AASHTO minimum, as shown in Figure 3. Depending on the location of an exiting vehicle within the driveway, sight distance may be briefly impeded by an existing fence south of the driveway; however, this fence will be removed during the redevelopment of the site.



Figure 3. Driveway T Sight Distance

Driveway W has approximately 245 feet of sight distance available, which does not satisfy the AASHTO minimum, as shown in Figure 4. Sight distance from the driveway is restricted by a ground-mounted commercial sign and landscaping on the property located at 1802 W. 6th Street, outside of TxDOT right-of-way, as shown in Figure 5. Under existing conditions, it is possible to see oncoming vehicles underneath the sign, but this was not considered as a clear enough view to measure available sight distance. If the sign was removed, there would be approximately 330 feet of sight distance, which would satisfy the AASHTO minimum guidelines. Table 1 summarizes the required and documented sight distance for each driveway, and Figure 6 shows the clear sight triangles for each existing site driveway.

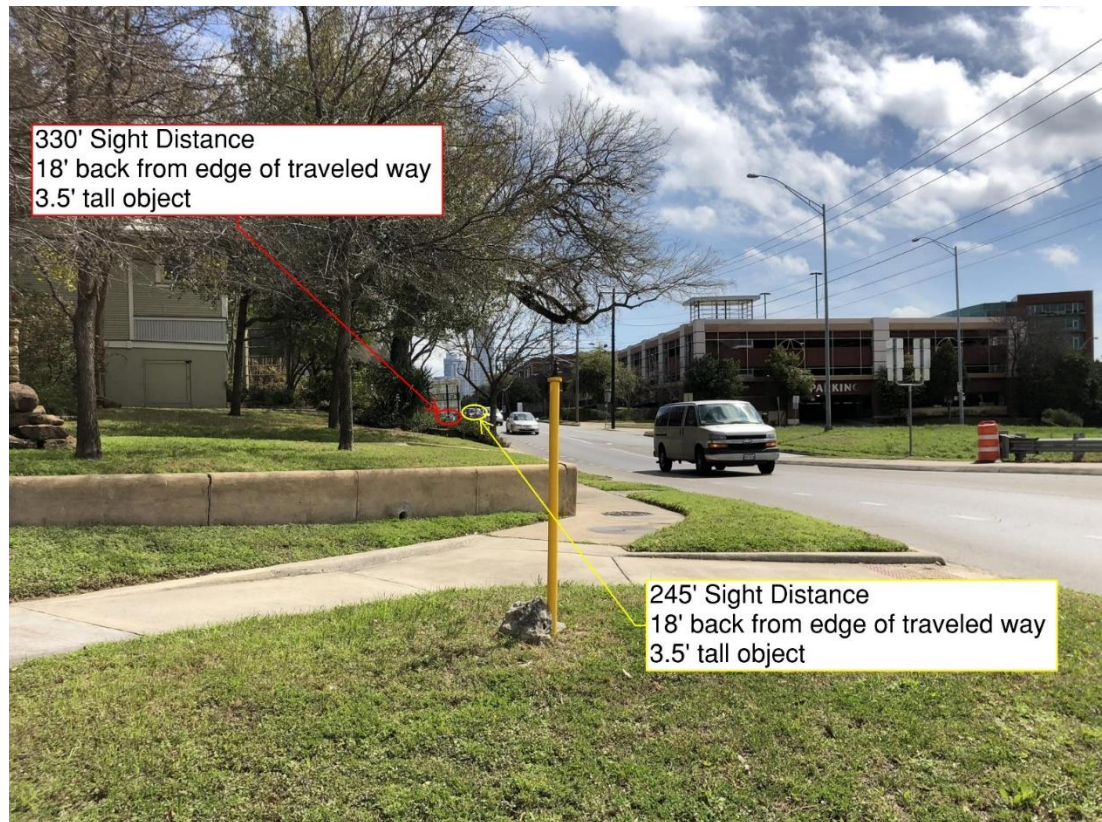


Figure 4. Driveway W Sight Distance



Figure 5. 1802 W. 6th Street Signage and Landscaping

Table 1. Intersection Sight Distance Study (Unsignalized Condition)

Location	Speed	Type of Maneuver	Required Sight Distance	Min. Measured Sight Distance
Driveway T and Theresa Avenue	30 mph	Right-turn from the minor road	≥ 290 feet	300 feet
Driveway W and W. 6 th Street	30 mph	Right-turn from the minor road	≥ 290 feet	245 feet



SCALE IN FEET

0 50 100

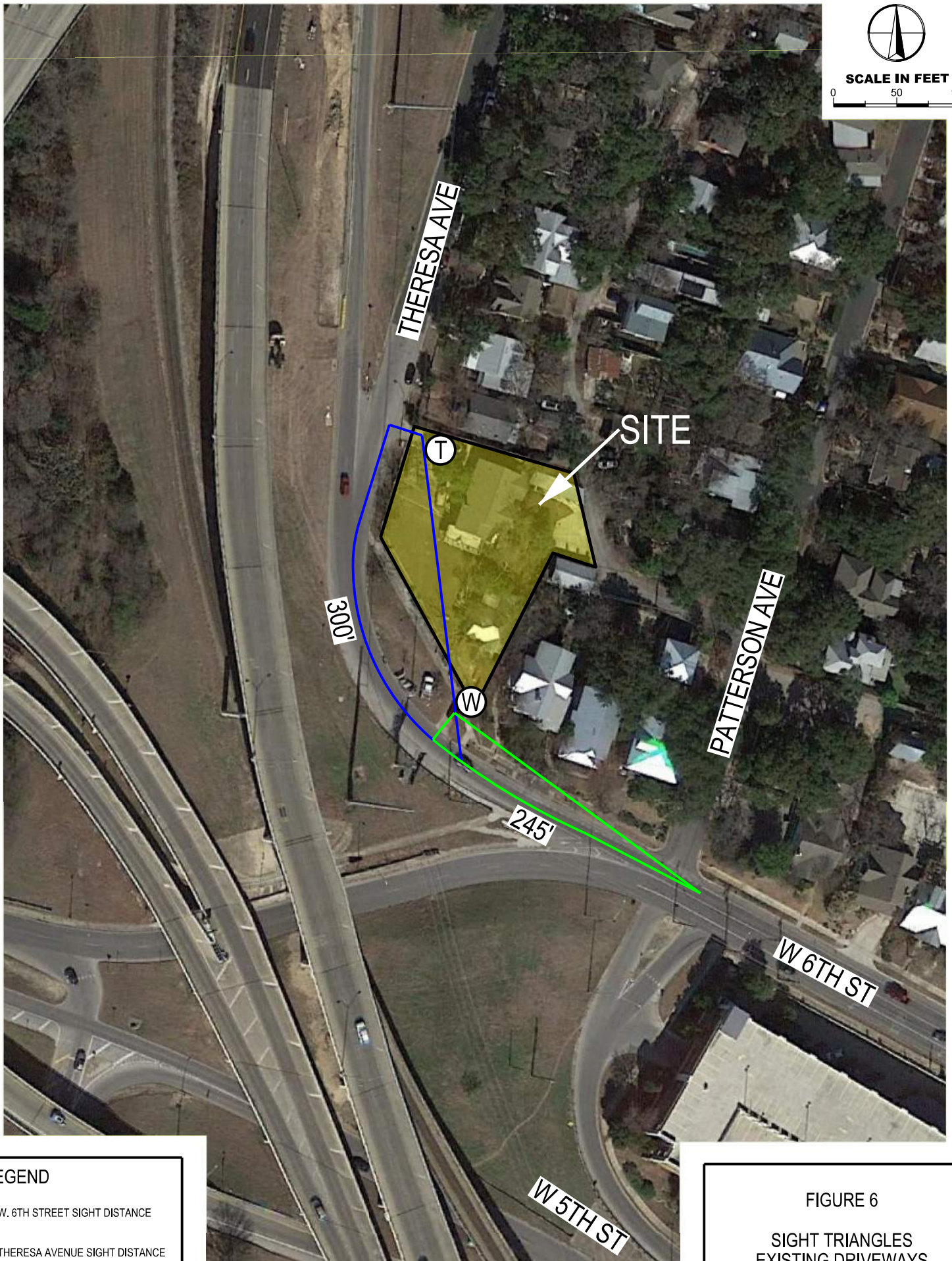


FIGURE 6

SIGHT TRIANGLES
EXISTING DRIVEWAYS

Proposed Driveways

The conceptual site plan shown in Figure 2 calls for the widening of Driveway W to allow both entering and exiting movements, while Driveway T is proposed to be relocated approximately 10 feet to the south. Figure 7 shows the clear sight triangles for Driveway W and Driveway T as proposed in the conceptual site plan. Based on the proposed driveway location and a required minimum sight distance of 290 feet, the clear sight line for Driveway T is obstructed by the proposed building. The clear sight line for Driveway W in the conceptual site plan is obstructed by the ground-mounted commercial sign and landscaping on the property located at 1802 W. 6th Street. It is recommended that the developer coordinate with the adjacent property owner to eliminate the sight distance constraints caused by the ground-mounted sign and landscaping.

Proposed Driveway Access

Driveway T and Theresa Avenue

Driveway T will provide access to the commercial portion of the development. Driveway T is proposed to be modified to right-in, right-out access to prevent vehicles exiting this driveway from turning onto the northbound entrance ramp to Loop 1 / MoPac Expressway. This configuration can be achieved by constructing a channelization island at Driveway T which facilitates only right-turn movements into and out of the site. Additionally, extending the physical gore point between the Loop 1 northbound on-ramp and Theresa Avenue with flexible delineators, a concrete curb, or other barrier would prevent vehicles exiting Driveway T from accessing the Loop 1 entrance ramp. Driveway T should be constructed with a minimum 30' pavement width to provide two-way vehicular operations.

Driveway W and W. 6th Street

Driveway W will provide access to the commercial portion of the development. Driveway W is located upstream of the entrance ramp to Loop 1 / MoPac Expressway and is subject to the access control stipulations set forth in the TxDOT Roadway Design Manual (RDM). Figure 3-14 in the TxDOT RDM shows that driveways and side streets should be located at least 200 feet upstream from the intersection of the travel lanes of an entrance ramp and the frontage road, also known as the theoretical gore point (Ref. 2). Based on the conceptual site plan, Driveway W is greater than 200 feet away from the theoretical gore point of the Loop 1 northbound entrance ramp. Driveway W should be widened to a minimum 30' pavement width to provide two-way vehicular operations.

Driveway A and Alley

Driveway A will provide site access for residential uses only. Driveway A should be constructed with a minimum 30' pavement width to provide two-way vehicular operations.



SCALE IN FEET

0 50 100



FIGURE 7

SIGHT TRIANGLES
PROPOSED DRIVEWAYS

Existing and Site Generated Traffic

Determining the site generated traffic, or the traffic that will be generated due to the development of the proposed project, was an additional element of this analysis. Unadjusted total trips per day, as well as the peak hour traffic associated with the project, were estimated using recommendations and data contained in the ITE Trip Generation Manual 10th Edition (Ref. 3).

The proposed development will consist of six (6) units of multifamily housing (low-rise) and 4,020 square feet of office space and will generate approximately 109 unadjusted daily trips upon build-out. Table 2 provides a detailed summary of traffic production, which is directly related to the assumed land use plan.

Table 2. Summary of Unadjusted Daily and Peak Hour Site Trip Generation

Land Use	Size	ITE Rate or Equation	24-Hour Two Way Volume	AM Peak Hour		PM Peak Hour	
				Enter	Exit	Enter	Exit
Multifamily Housing (Low-Rise)	6 DU	Rate / Equation	44*	0	3	3	2
Small Office Building	4,020 SF	Equation	65	6	2	3	7
Total			109	6	5	6	9

*Based on ITE rate; equation yields fewer daily trips than peak hour trips

Traffic counts were conducted on Theresa Avenue and the northbound on-ramp to Loop 1 / MoPac Expressway on Thursday, February 28, 2019 while schools were in session. Reports of the raw traffic count data are provided in Appendix A of this report. Figure 8 shows daily and peak hour traffic volumes under existing conditions as well as site generated trips from the proposed development. Based on the proposed site plan, all trips produced by the multifamily residential units would be routed through Driveway A, while trips generated by the offices would be routed through Driveway T and Driveway W.



SCALE IN FEET

0 50 100



Background Map Copyrighted by Google, 2019

FIGURE 8
EXISTING AND SITE
GENERATED TRAFFIC

Sidewalks

The City of Austin Land Development Code (LDC), Subchapter E of Chapter 25-2, lists the sidewalk requirements for mixed-use sites, which are determined based on the type of roads adjacent to the site (Ref. 4). Based on Figure 2 in Subchapter E of the LDC, both W. 6th Street and Theresa Avenue are classified as urban roadways. For urban roadways, a minimum five (5) foot paved sidewalk is required in addition to a minimum seven (7) foot wide planting zone between the curb and sidewalk that may be unpaved. Based on the conceptual site plan and the width of the buffer, a sidewalk easement may be necessary due to right-of-way constraints along Theresa Avenue.

Summary and Recommendations

Based on the conceptual site plan and applicable requirements, the following are recommended:

Driveway W

- Maintain existing location and widen to approximately 30 feet to allow both entering and exiting movements
- Coordinate with property owner of 1802 W. 6th Street to eliminate sight distance constraint caused by ground-mounted sign and landscaping

Driveway T

- Construct with a pavement width of approximately 30 feet to allow both entering and exiting movements
- Relocate as shown on conceptual site plan and modify with channelization island to facilitate only right-turn movements into and out of the site
- Extend physical gore point between the Loop 1 northbound entrance ramp and Theresa Avenue with flexible delineators, a concrete curb, or other barrier

Driveway A

- Construct with a pavement width of approximately 30 feet to allow entering and exiting movements

Sidewalks

- Provide sidewalks along both W. 6th Street and Theresa Avenue with a minimum width of five (5) feet and a seven (7) foot buffer

References

1. American Association of State Highway and Transportation Officials
2011 A Policy on Geometric Design of Highways and Streets, 6th Edition, Washington D.C.
2. Roadway Design Manual
2018 Texas Department of Transportation, Austin, TX
3. Institute of Transportation Engineers
2017 Trip Generation Manual, An Informational Report, 10th Edition, Washington D.C.
4. City of Austin
2019 Land Development Code, Austin, TX

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Appendix A. Technical Addendum

GRAM Traffic Counting, Inc.

3751 FM 1105, Bldg. A
Georgetown, Texas 78626
512-832-8650

Page 1

Site Code: 1
Station ID:
NB Ramp to Mopac Expy
NW of Theresa Ave
Latitude: 0' 0.0000 Undefined

Start Time	28-Feb-19 Thu	Northbound		Hour Totals	
		Morning	Afternoon	Morning	Afternoon
12:00		28	137		
12:15		25	125		
12:30		15	123		
12:45		20	146	88	531
01:00		16	134		
01:15		8	158		
01:30		12	130		
01:45		11	98	47	520
02:00		12	138		
02:15		9	127		
02:30		11	148		
02:45		9	134	41	547
03:00		9	137		
03:15		9	126		
03:30		4	143		
03:45		3	125	25	531
04:00		1	135		
04:15		3	109		
04:30		3	121		
04:45		7	125	14	490
05:00		7	134		
05:15		3	110		
05:30		11	133		
05:45		14	125	35	502
06:00		20	121		
06:15		21	133		
06:30		46	176		
06:45		39	152	126	582
07:00		45	137		
07:15		77	169		
07:30		93	150		
07:45		99	129	314	585
08:00		98	133		
08:15		108	132		
08:30		127	111		
08:45		145	107	478	483
09:00		129	82		
09:15		116	98		
09:30		108	84		
09:45		87	62	440	326
10:00		83	65		
10:15		106	60		
10:30		103	74		
10:45		126	64	418	263
11:00		126	70		
11:15		129	59		
11:30		128	37		
11:45		134	22	517	188
Total		2543	5548		
Percent		31.4%	68.6%		
Grand Total		2543	5548		
Percent		31.4%	68.6%		
ADT		ADT 8,091		AADT 8,091	

GRAM Traffic Counting, Inc.

3751 FM 1105, Bldg. A
Georgetown, Texas 78626
512-832-8650

Page 1

Site Code: 2
Station ID:
Theresa Ave
NB of Ramp to Mopac Expy
Latitude: 0' 0.0000 Undefined

Start Time	28-Feb-19 Thu	Northbound		Hour Totals	
		Morning	Afternoon	Morning	Afternoon
12:00		1	7		
12:15		0	2		
12:30		0	5		
12:45		1	4	2	18
01:00		0	12		
01:15		0	6		
01:30		0	8		
01:45		0	12	0	38
02:00		0	4		
02:15		0	9		
02:30		0	5		
02:45		0	6	0	24
03:00		0	14		
03:15		0	7		
03:30		0	6		
03:45		0	0	0	27
04:00		1	12		
04:15		0	11		
04:30		0	15		
04:45		0	16	1	54
05:00		0	6		
05:15		0	9		
05:30		0	11		
05:45		0	7	0	33
06:00		2	16		
06:15		0	13		
06:30		0	4		
06:45		0	7	2	40
07:00		4	3		
07:15		0	4		
07:30		6	2		
07:45		5	6	15	15
08:00		1	3		
08:15		6	5		
08:30		8	2		
08:45		4	4	19	14
09:00		3	4		
09:15		8	2		
09:30		8	7		
09:45		1	4	20	17
10:00		6	2		
10:15		4	0		
10:30		8	0		
10:45		3	2	21	4
11:00		15	0		
11:15		0	0		
11:30		4	0		
11:45		7	0	26	0
Total		106	284		
Percent		27.2%	72.8%		
Grand Total		106	284		
Percent		27.2%	72.8%		
ADT		ADT 390		AADT 390	

January 28, 2019

Erin Ator Thomson
Chair
OWANA Zoning Committee

Re: Zoning Case # C14-2018-0150
1804, 1806 and 1808 W6th St.
Austin, Texas

Dear Erin,

As requested by the OWANA Zoning Committee several neighbors (about 8) along the alley from Theresa and Patterson Avenue met this past weekend to discuss the above-mentioned Zoning Case.

The unanimous consensus and major topics discussed were the following:

1. Use: to maintain the residential use. We feel strongly the need to maintain the residential use. The sense of neighborhood will only be reinforced by adding residences. Office space or mix-use is not desired, in fact it will be strongly opposed by the neighbors. The significant investments in the homes on Theresa, overlooking and adjacent to MoPac, underscores the residential demand for properties in that area of 6th and MoPac.

2. Alley access: alley traffic and access are a serious concern in terms of safety and access for any new development. A mixed use with alley access for a residential component appears unworkable or unenforceable.

3. Parking: with the amount of office space currently in our neighborhood the street parking during the weekdays is problematic. Any development should study carefully the parking requirements.

4. Impervious coverage, massing and height: adding impervious coverage to those lots per the suggested zoning will change the landscape and fabric of our neighborhood. The massing and 40ft height of structures might change the character of the neighborhood.

We are open and available to meet with the Zoning Committee and the Owner of the lots to find ways that will improve the area. The neighbors are willing to support reasonable variances to help the Owner achieve multiple family residential units, such as town-houses etc.

Neighbors of Patterson and Theresa Avenue

Grantham, Scott

From: Ellen Justice <>
Sent: Thursday, January 03, 2019 12:06 PM
To: Grantham, Scott
Subject: rezoning of 1804, 1806, 1808 West 6th C14-201800150

Follow Up Flag: Follow up
Flag Status: Flagged

Scott,

Please count me opposed to the rezoning of these properties to allow for “Limited Office” development. Combining FOUR lots will allow a very large office development, and likely adversely affect the residential properties behind it on Theresa.

This is exactly the opposite of what the City’s stated purpose was in trying to pass CodeNext in our neighborhood, which was to increase residential housing. This development would displace one SF residence, one SF plus an ADU, and one SF duplex - for a seemingly giant-sized office complex. Please do not allow this.

— Ellen Justice, 802 Winflo Drove, Austin 78703

P E T I T I O NDate: 1/29/2019File Number: C14-2018-0150

Address of

Rezoning Request: 1804, 1806 & 1808
W. 6th St.

To: Austin City Council

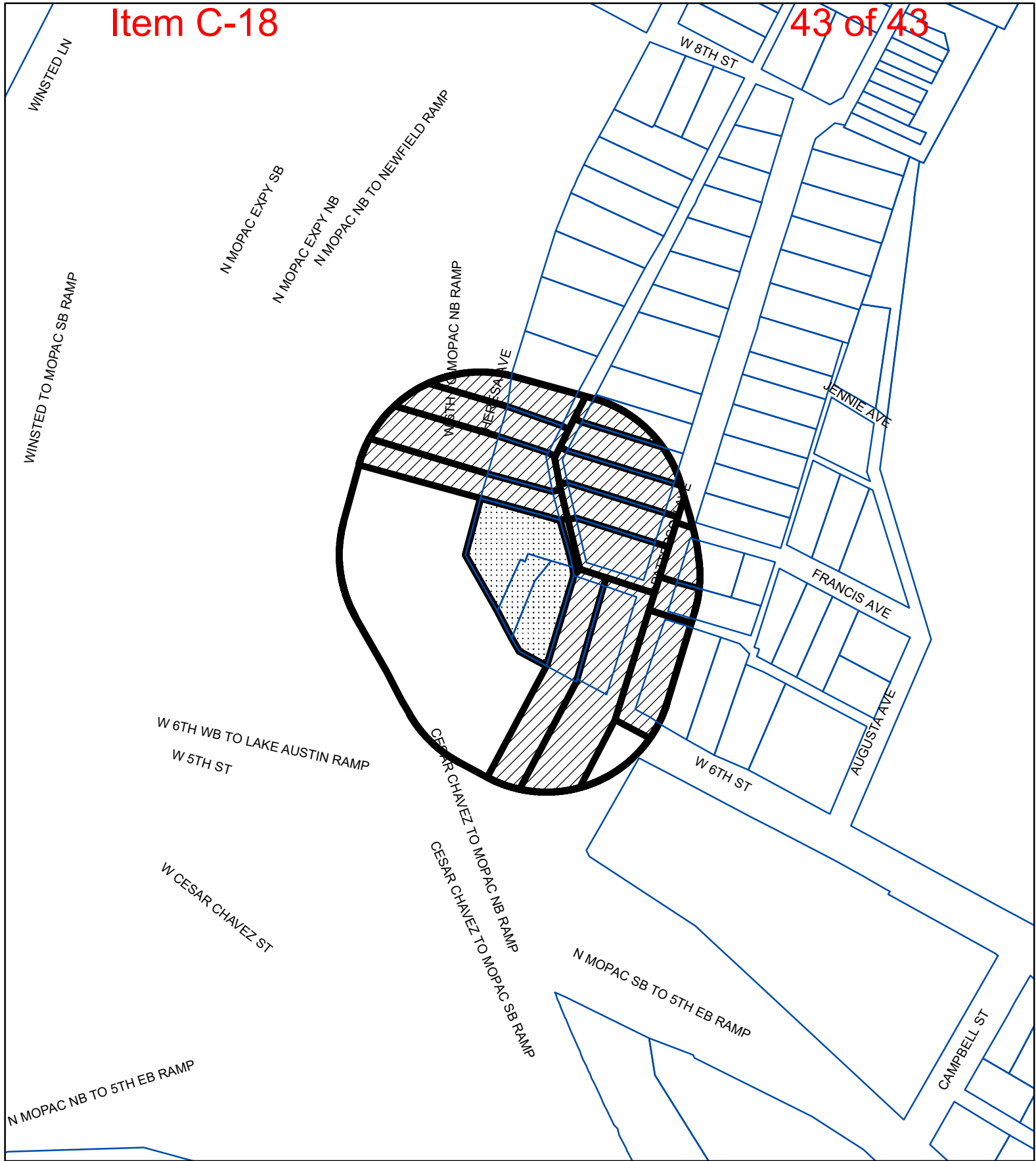
We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Residential Use.

The owners want to maintain a sense of neighborhood and this Rezoning Request does not promote residential use. Office space and/or mix use are not desired.

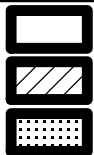
(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
	David Applewhite	608 Patterson Ave.
	Thomas Popov	702 Patterson Ave
	Sarahyn Stewart	700 Patterson Ave
	ANNE R BERTHOFF	606 Patterson Ave
	JEWEL R. RIVERS	704 & 703 PATTERSON AVE.
	Walter R. Leverich	701 Patterson Ave
	Beverly Dunn	607 Patterson Ave
	Todd Eggleston	607 Theresa
	Athena Eggleston	609 Theresa
	BJ HEINLEY	613 Theresa Ave Unit B,
	Sonia Koncador	706 Patterson Ave

Date: 1/31/2019Contact Name: David ApplewhitePhone Number: 512-826-2012guitarkota@yahoo.com



N



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

Case#: C14-2018-0150

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 200'